

# FOR SALE

# PERMACORP BUILDING

14646 112 Avenue NW, Edmonton, AB



**110,141 SQUARE FEET**

**LIST PRICE: \$8,500,000**

**4.12 ACRES**



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# PROPERTY DETAILS

**SITE SIZE:** 4.12 acres

**SITE COVERAGE  
RATIO:** 61%

**ZONING:** IM - Medium Industrial

**BUILDING SIZE:** **Shop:** 101,039 SF  
**Office:** 9,102 SF  
**Total:** 110,141 SF

**YEAR BUILT:** 1980 (Additions added thereafter)

**CONSTRUCTION:** Concrete block and metal frame building with painted concrete block, metal clad, building exterior.

**HEATING:** Heating and cooling provided by rooftop HVAC units, forced air furnaces in the shop.

**LOADING DOORS:**  
**South:** 1 - 8' grade/dock bi-fold  
1 - 8' x 8' dock  
3 - 12' x 14' grade  
2 - 12' x 10' grade  
1 - 14' x 14' grade  
**East:** 8 - 10' x 12' grade  
**West:** 2 - 10' x 10'  
**North:** 1 - 10' x 10'

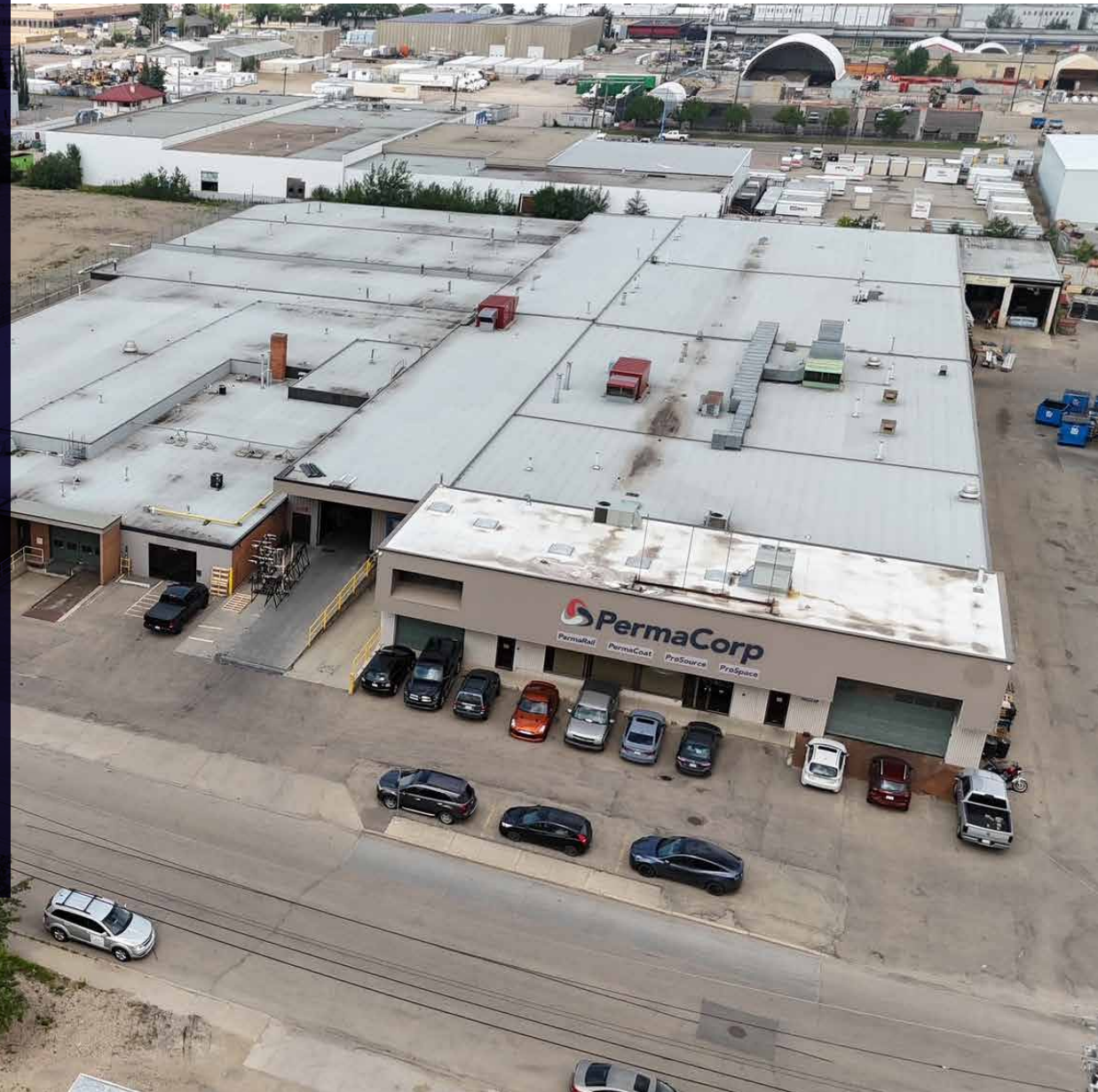
**CEILING HEIGHT:** 13' - 16' (Varies throughout)

**POWER:** 1600 Amp, 120/208 Volt

**CURRENT INCOME:** \$799,310.00 per annum

**LIST PRICE:** **\$8,500,000**

# OVERVIEW



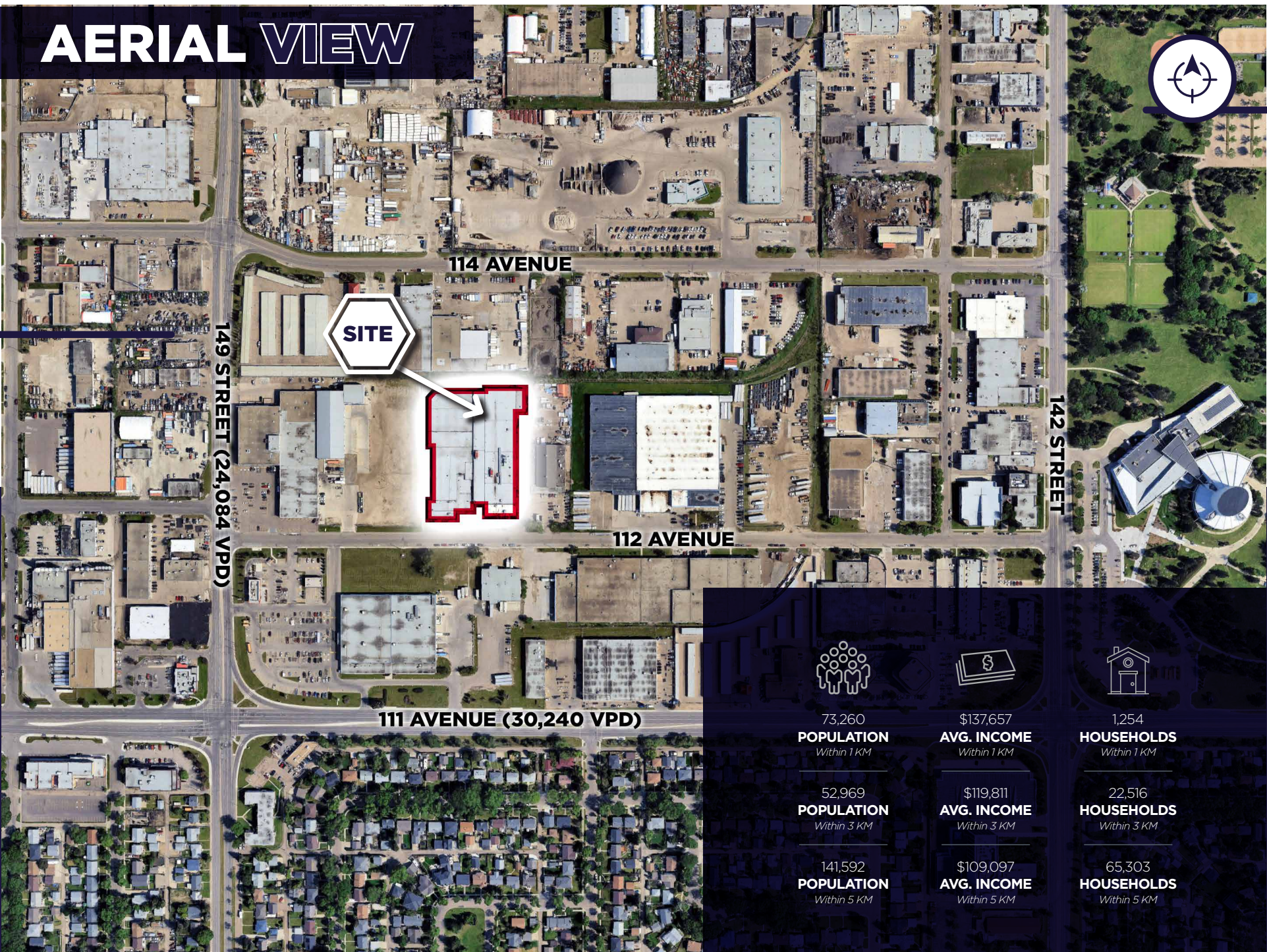
# PROPERTY PHOTOS



Situated in northwest Edmonton's Huff Bremner Estate Industrial area, this 110,141 SF facility currently offers exceptional connectivity to key transportation routes—including 149 Street, Yellowhead Trail, and Anthony Henday Drive, and a recently completed full roof replacement.

This IM-zoned site features seamless access across the city and onward to major corridors.

# AERIAL VIEW



73,260  
**POPULATION**  
*Within 1 KM*



\$137,657  
**AVG. INCOME**  
*Within 1 KM*



1,254  
**HOUSEHOLDS**  
*Within 1 KM*

52,969  
**POPULATION**  
*Within 3 KM*

\$119,811  
**AVG. INCOME**  
*Within 3 KM*

22,516  
**HOUSEHOLDS**  
*Within 3 KM*

141,592  
**POPULATION**  
*Within 5 KM*

\$109,097  
**AVG. INCOME**  
*Within 5 KM*

65,303  
**HOUSEHOLDS**  
*Within 5 KM*

# SITE PLAN

